
Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1040 Baltimore Street

DATE: July 15, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	1040 Baltimore Street	Neighborhood:	Titustown
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	35 Ft. x 105 Ft.
House Size: (Width x Depth)	21 Ft. x 46 Ft.	Square Footage:	1932 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development
Zoning Certification for Non-Standard Lots**

Applicant Information

Applicant Name:	LRJ Developers, LLC	Date of Application:	June 29, 2015
Mailing Address:	429 Middlesex Avenue		
City, State, Zip Code:	Norfolk, VA 23504		
Phone Number:	757-276-1449	E-Mail:	

Property Information

Location:	1040 Baltimore Street	Neighborhood:	Titustown
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	35 Feet X 105 Feet
Proposed House Size:	21 Feet x 46 Feet	Square Footage:	1932 SF

The proposed building plans and elevations for development of the site at 1040 Baltimore Street and located in the Titustown neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

A handwritten signature in black ink, appearing to read "G. Homewood", written over a horizontal line.

George Homewood, AICP, Director
City Planning

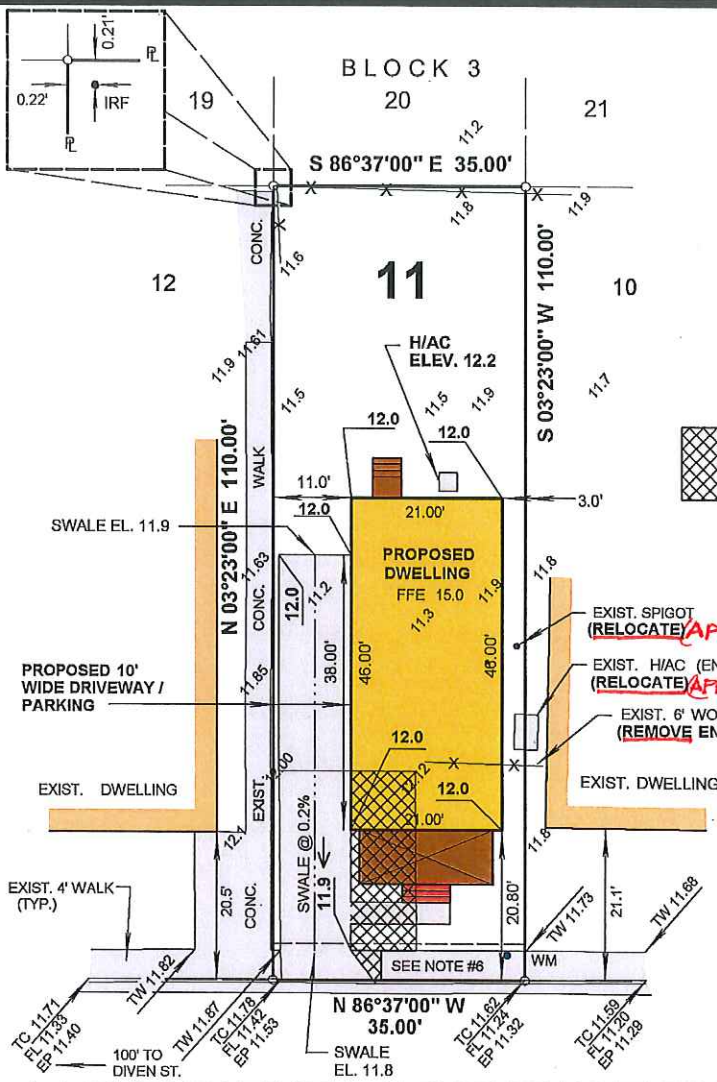
BC: City Manager's Office
Planning Director
Program Manager
Building Official

July 22, 2016
Date



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



- NOTES:
1. SEWER CLEAN OUT NOT FOUND.
 2. GPIN: 1520-70-8868
 3. SILT FENCE TO BE INSTALLED AROUND DISTURBED AREAS.
 4. IRF = IRON ROD FOUND
 5. SIDEWALK EASEMENT ALONG THE SOUTHERNMOST FIVE FEET OF LOT. (D.B. 1524, PG. 933)
 6. PROPOSED ENTRANCE TO MEET CITY OF NORFOLK STANDARD HS-207 (MODIFIED TO FIT)
 7. LOT IS NON-CONFORMING AS TO WIDTH.
 8. OWNER SHALL CONTACT NEIGHBORING PROPERTY TO ADDRESS ENCROACHMENTS.



:DENOTES PORTION OF EXISTING CONCRETE PARKING AREA TO BE REMOVED. REPLACE / REPAIR SIDEWALK AS NEEDED.

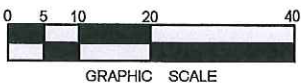


BALTIMORE STREET (30' RW)

PBM
DRILL HOLE SET
ELEV. 11.82

**SITE PLAN
OF
LOT 11, BLOCK 3
AMENDED MAP OF
NORTH TITUSTOWN
1040 BALTIMORE STREET
NORFOLK, VIRGINIA
FOR
LRJ DEVELOPERS, LLC**

REF: INSTR. # 150011815



REVISED 5-25-2016; OWNER'S COMMENTS.

VERTICAL DATUM: NAVD 1988
BENCHMARK USED: CITY OF NORFOLK STATION GPS187, ELEV. 10.89

LEGEND

FFE	FINISHED FLOOR ELEVATION
GAR.FL.	GARAGE FLOOR ELEVATION
11.9	EXISTING GROUND ELEVATION
11.9/	PROPOSED GROUND ELEVATION

In Association With:

J.M. Daughtry
Construction Layout
(757) 406-7744

DATE OF SURVEY: 5-21-2016

DATE DRAWN: 5-21-2016

THE PROPERTY APPEARS TO FALL WITHIN ZONE(S) "X" AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 510104, PANEL NO. 0055 F, NORFOLK, VIRGINIA, DATED 9-02-2009.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

RICKS PALMER JONES
PROFESSIONAL LAND SURVEYOR

314 SHERWOOD DRIVE
SUFFOLK, VIRGINIA 23434-6633

TELEPHONE: 757-809-0487
surveyor.jones@outlook.com

SCALE: 1" = 20'

M. B. 14, PG. 97

JOB: 160521-55

ZONED: R-8

